



**Petition Number:** 1505-DDP-07 ("Urban Farmer")

**Subject Site Address:** 140 E. 161<sup>st</sup> Street (the "Property")

**Petitioner:** Noah Herron by Terra Site Development, Inc.

**Request:** Detailed Development Plan review for "**Urban Farmer**," an agritourism business, consisting of **one (1) commercial lot**.

**Current Zoning:** AG-SF1: Agriculture / Single-Family-1

**Current Land Use:** Unoccupied/Exiting structures

**Approximate Acreage:** 3.24 acres+/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Special Exception & Variance Staff Report

**Property History:**

Special Exception - (1503-SE-01)  
Variance of Development Standard - (1503-VS-05)

**Staff Reviewer:** Jeffrey M. Lauer, Associate Planner

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## **PROCEDURAL**

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

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## **PROJECT DESCRIPTION**

The 3.24-acre +/- site is located at 140 East 161<sup>st</sup> Street (north side of 161<sup>st</sup> Street) (see **Exhibit 2**), and is currently undeveloped, but contains some existing structures that are proposed to be reused. The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for one (1) commercial lot to accommodate an agritourism business called "Urban Farmer."

The Property is zoned in the AG-SF1: Agriculture / Single-Family 1 District ("AG-SF1"). The Special Exception (1503-SE-01) and Variance of Development Standard (1503-VS-05) for this property were approved by the Board of Zoning Appeals at its March 10, 2015 meeting (see **Exhibit 4**). The Special



Exception permitted the Agritourism Use on the Property. The Variance of Development Standard permitted certain variances from the Unified Development Ordinance (the "UDO"), as indicated by the staff report associated with that petition (see **Exhibit 4**), as also indicated by my comments contained herein.

The comments contained herein are in review of the filed Detailed Development Plan scheduled for the May 18, 2015, Advisory Plan Commission meeting. The petition was reviewed by the Technical Advisory Committee at its April 21, 2015, meeting. This petition received its public hearing at the Plan Commission's May 4, 2015, meeting.

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**Zoning District Standards (Article 4.16)**

**AG-SF1: Agriculture / Single-Family-1**

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|---|-------------------|
| 1. <u>Minimum Lot Area:</u>                   | Three (3) acres   |
| 2. <u>Minimum Lot Frontage:</u>               | 250 feet          |
| 3. <u>Minimum Building Setback Lines:</u>     |                   |
| a. Front Yard:                                | 100 feet          |
| b. Side Yard:                                 | 30 feet           |
| c. Rear Yard:                                 | 30 feet           |
| 4. <u>Minimum Lot Width:</u>                  | 100 feet          |
| 5. <u>Maximum Building Height:</u>            | 2.5 stories       |
| 6. <u>Minimum Living Area (Ground Floor):</u> |                   |
| a. Single Story:                              | 1,350 square feet |
| b. All Others:                                | 800 square feet   |

*Comment(s): Compliant.*

- *Minimum Lot Area is permitted less than three (3) acres per the approved 1503-VS-05.*
- *Minimum Front Yard Building Setback is permitted at forty (40) feet per the approved 1503-VS-05.*

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**Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))**

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. General Plan Requirements: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
  - a. Title, scale, north arrow and date

*Comment(s): Compliant.*



b. Proposed name of the development

Comment(s): *Compliant.*

c. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property

Comment(s): *Compliant.*

d. Address and legal description of the property

Comment(s): *Compliant.*

e. Boundary lines of the property including all dimensions

Comment(s): *Compliant.*

f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property

Comment(s): *Compliant.*

g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated

Comment(s): *Compliant.*

h. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers

Comment(s): *Compliant.*

i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper

Comment(s): *Compliant.*

j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements

Comment(s): *Compliant.*

k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines

Comment(s): *Compliant.*

l. Location and dimensions of all existing structures and paved areas

Comment(s): *Compliant.*



- m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)  
Comment(s): *Compliant.*
  - n. Location of all Floodplain areas within the boundaries of the property  
Comment(s): *No floodplains located on the Property.*
  - o. Names of legal ditches and streams on or adjacent to the site  
Comment(s): *Compliant.*
  - p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable  
Comment(s): *This information was provided by applicable utility service providers during the TAC review process.*
  - q. Identify buildings proposed for demolition  
Comment(s): *Compliant.*
  - r. Areas of the property reserved for Development Amenities, Open Space and other similar uses  
Comment(s): *N/A.*
  - s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)  
Comment(s): *Compliant.*
  - t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines  
Comment(s): *Compliant.*
3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)  
Comment(s): *N/A.*
4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed



Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements

Comment(s): *Compliant, but also see Development Plan comments below.*

5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)

Comment(s): *N/A.*

6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan

Comment(s): *Compliant. No new outdoor lighting proposed.*

7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection

Comment(s): *To be reviewed and approved through a separate sign permit process. Sign location has been shown on the Detailed Development Plan.*

8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):

Comment(s): *Information provided is compliant (Please see Architectural Standard comments below).*

9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof

Comment(s): *N/A.*

10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope of the study

Comment(s): *Compliant.*



11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of:  
(i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development  
Comment(s): *Compliant.*

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**DEVELOPMENT STANDARDS** (Chapter 6 of UDO):

1. Architectural Standards (Non-Residential Uses) (Article 6.3)  
Comment(s): *Compliant. Existing buildings on the Property are consistent with 1503-SE-01. Future buildings/structures proposed are contemplated and shall remain consisted with existing structures.*

2. Building Standards (Article 6.4)  
Comment(s): *Compliant.*

3. Height Standards (Article 6.6)  
Comment(s): *Complaint.*

4. Landscaping Standards (Article 6.8)  
a. Minimum Lot Landscaping:

Plant Type	Required	Provided	Difference
Shade Trees	32	32	0
Ornamental or Evergreen Trees	32	32	0
Shrubs	81	83	+2

Comment(s): *Compliant.*

- b. Foundation Plantings  
Comment(s): *N/A pursuant to 1503-VS-05*

- c. External Street Frontage Requirements  
Comment(s): *N/A pursuant to 1503-VS-05*

- d. Buffer Yard Standards  
Comment(s): *N/A. AG-SF1 adjacent to SF-3 Cluster.*

- e. Interior Parking Area Landscaping  
Comment(s): *N/A pursuant to the 1503-SE-01.*

- f. Perimeter Parking Area Landscaping  
Comment(s): *N/A pursuant to 1503-VS-05.*



5. Lighting Standards (Article 6.9)  
Comment(s): Existing lighting permitted pursuant to Article 6.9(C)(1). Lighting existed prior to 2002. No new lighting proposed.
  6. Lot Standards (Article 6.10)  
Comment(s): Compliant.
  7. Parking and Loading Standards (Article 6.14)  
Comment(s): Compliant. Petitioner will provided lighting during business hours and "minimum security illumination" during non-business hours. Gravel parking area permitted pursuant to 1503-VS-05.
  8. Performance Standards (Article 6.15)  
Comment(s): To be monitored for compliance.
  9. Setback Standards (Article 6.16)  
Comment(s): Compliant pursuant to 1503-VS-05.
  10. Vision Clearance Standards (Article 6.19)  
Comment(s): Compliant.
  11. Yard Standards (Article 6.21)  
Comment(s): Compliant.
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**DESIGN STANDARDS (Chapter 8 of UDO):**

1. Block Standards (Article 8.1)  
Comment(s): Compliant.
2. Easement Standards (Article 8.3)  
Comment(s): Compliant.
3. Monument and Marker Standards (Article 8.5)  
Comment(s): Compliant, pursuant to the submitted survey of existing property.
4. Open Space and Amenity Standards (Article 8.6)  
Comment(s): N/A.
5. Pedestrian Network Standards (Article 8.7)  
Comment(s): No internal streets proposed.



6. Storm Water Standards

(Article 8.8)

Comment(s): *Compliant. Petitioner will continue to coordinate with WPWD. Petitioner is working with the Department and WPWD to establish a drainage easement on the north side of the property to address surrounding drainage issues. The approximate easement location is shown on the Detailed Development Plan document and will be established with a separate instrument to be recorded.*

7. Street and Right-of-Way Standards

(Article 8.9)

Comment(s): *Compliant. Pursuant to the UDO, 1503-SE-01 and 1503-VS-05, a forty (40) foot ROW is required to be dedicated and an eight (8) foot asphalt path installed within the ROW.*

8. Street Light Standards

(Article 8.10)

Comment(s): *Compliant.*

9. Street Sign Standards

(Article 8.11)

Comment(s): *No internal streets proposed.*

10. Surety Standards

(Article 8.12)

Comment(s): *Petitioner will continue to coordinate with WPWD.*

11. Utility Standards

(Article 8.13)

Comment(s): *Compliant. Petitioner will continue to coordinate with WPWD and applicable utility service providers.*

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**DEPARTMENT COMMENTS**

- 1) The Detailed Development Plan complies with all applicable zoning ordinances.
- 2) Staff recommends approving the petition with the following conditions:
  - All necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
- 3) If any Plan Commission member has questions prior to the May 18, 2015 meeting, then please contact Jeffrey M. Lauer at 317.910.2927 or [jlauer@westfield.in.gov](mailto:jlauer@westfield.in.gov).